# CITY OF REDMOND DESIGN REVIEW BOARD

January 17, 2013

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review

in the Redmond Planning Department.

BOARD MEMBERS PRESENT: Joe Palmquist, Arielle Crowder, Kevin Sutton, Mike Nichols, Craiq

Krueger (arrived 7:15 P.M.), Scott Waggoner

**EXCUSED ABSENCE:** David Scott Meade

**STAFF PRESENT:** Steven Fischer, Principle Planner;

**RECORDING SECRETARY:** Susan Trapp with Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

# **CALL TO ORDER**

The Design Review Board meeting was called to order by Vice Chair Joe Palmquist at 7:05 p.m.

#### **MINUTES**

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. SUTTON TO APPROVE THE MINUTES OF THE DECEMBER 6, 2012 MEETING. MOTION APPROVED (5-0).

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. SUTTON TO APPROVE THE MINUTES OF THE DECEMBER 20, 2012 MEETING. MOTION APPROVED (4-0) WITH ONE ABSTENTION.

# **PROJECT REVIEW**

**BevMo** 

**Description:** Modification to façade and store front glazing

Location: 2150 148<sup>th</sup> Avenue

Applicant: Dennis Austria with MCG Architecture

Staff Contact: Steven Fischer, 425-556-2432 or sfischer@redmond.gov

Mr. Fischer told the Board this was a change to the exterior elevations of an existing space at the Overlake Fashion Plaza shopping center. This is a collection of three tenant spaces located between Baja Fresh and the Marshall's storefronts. Mr. Fischer noted that a number of elevations speak to signage, which the Board will not be reviewing this evening. Staff has directed the applicant to work with Carl McArthy to seek compliance to the Redmond Sign Program. The project consists of changing out some storefront windows, adjusting some doors, and also a building a solid wall perpendicular to the shopping center. Building colors would remain the same as the shopping center. Staff is recommending that the Board approve the proposed changes to the elevations as presented with the standard approval conditions for inconsistencies.

Dennis Austria from MCG Architecture presented on behalf of the applicant. He said the design intention of this project is mainly to update and define the store's entry. The plan is to extend the façade to create some symmetry and also update the façade, as well. The color palette, finishes and materials would remain the same and would thus fit in well with the shopping center. The applicant plans to extend the sign fascia to create the store's own identity.

## COMMENTS FROM THE BOARD MEMBERS:

## Mr. Waggoner:

- Said the project looked fairly straightforward. Mr. Waggoner asked about the additional bay that appears to be extended and roofed over.
- The applicant said that bay would have roofing extended over it to keep that area protected. If it were open, it would be open to the elements and create a lot of maintenance issues. Lighting will be added under this covered area.
- Mr. Waggoner asked if the line of the storefront would stay the same around the corner by the bay. The applicant said that was indeed the case. A large soffit area would be extended in front of the store next door, which is where a cart corral would be located in the future.
- Mr. Waggoner asked if the space next door would be part of the proposed store, or if another retailer would be added. The applicant said it was a vacant space he was taking over and part of the three storefronts that make up this project.
- Mr. Waggoner confirmed that there would no longer be an entry from the corner of the site, and asked if lighting would be added to that area due to the increased shading. The applicant reiterated that lighting would be added under the soffit in the form of can lights and possibly some skylights.

#### Mr. Nichols:

- Asked about the cart corral and if it would be a standard pipe enclosure like a grocery store. The
  applicant said that was correct. The plan is to use a similar material to the existing storefront frame to
  blend it with the rest of the building.
- Mr. Nichols said the change of the façade is an improvement over what is there now and said the project looked good.

## Mr. Sutton:

- Agreed with Mr. Nichols that the façade was an improvement. He asked if the landscaping would be coming out. The applicant said the existing landscaping would stay.
- Mr. Sutton noted that one of the columns proposed comes very close to a landscaping planter. The
  applicant said that was true, but the landscaping would not be touched.

## Mr. Palmquist:

- Asked Ms. Crowder if she had some comments to add, which she did not.
- Mr. Palmquist said the project was very straightforward and asked for a motion.

#### Mr. Krueger:

- Arrived at the meeting approximately ten minutes late and apologized for his lateness. He asked what BevMo sold. John Turner, who represents BevMo, said the store was a specialty retailer for alcoholic beverages, including wine, beer, and spirits.
- Mr. Krueger said he liked the façade of Baja Fresh and would have liked to see the new store façade in juxtaposition with Baja Fresh. The applicant said the idea was to establish a slightly different identity from Baja Fresh.
- Mr. Krueger said this was an improvement over what was here before and said the expansion adds to the entry experience and the signage.

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. KRUEGER TO APPROVE THE BEVMO PROJECT WITH THE STANDARD STAFF RECOMMENDATIONS FOR DESIGN INCONSISTENCIES AND CHANGES, AS NOTED BY STAFF. MOTION APPROVED (6-0).

#### PROJECT REVIEW

**Bank of Washington** 

**Description:** Modification of west façade

**Location:** 16424 NE 79<sup>th</sup> Street **Applicant:** Bank of Washington

Staff Contact: Steven Fischer, 425-556-2432 or sfischer@redmond.gov

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Mr. Fischer noted that staff has recommended approval of this project, which includes changes to exterior colors and materials to the Bank of Washington in Downtown Redmond. This project is located at a prominent intersection of 164<sup>th</sup> and NE 79<sup>th</sup> Street. This project was before the Board in January of 2012. At that time, the Board and staff looked at a similar proposal to "dress up" the west façade of the project. Mr. Fischer has attached the minutes of last year's meeting for the Board's review. The new proposal calls for cladding the western façade and the small south facing return wall with vertical corrugated metal siding in a khaki color. That is the extent of the project, in that the metal roof was added some years ago. Staff is recommending that the Board approve the colors and materials as presented with the conditions that the exterior building color should be metal khaki, as proposed, and that the standard inconsistencies recommendation would be adhered to. Mr. Palmquist asked why there was a condition for the metal khaki. Mr. Fischer said the applicant proposed using this material and color, but the Board could recommend something else. He wanted a placeholder in the approval conditions section so that, a week or month or year later, the Board could note that a specific material and color were recommended.

Designer Anne Marie Launders presented on behalf of the applicant. She has been working with Bank of Washington for many years on interior design, and now has moved to exterior colors and materials. She said that the bank has a prominent wall on a busy intersection. The applicant would like to update this wall and hide some of the many years of abuse it has taken. The design is not too flashy, but is contemporary and cost-conscious. The design is also similar to what the Bank of Washington has used in many of its other branches. Last year, the Board recommended using concealed fasteners, which is part of the new proposal. The design wraps back to the inside corners. The pre-manufactured corners would be concealed as well. The color has been toned down to a more neutral shade rather than the bronze color proposed last year. The applicant likes the look of the concrete on the site, so the entire building will not be covered. The project is mainly to update the wall.

Bruce Clawson, president of the Bank of Washington, next presented on behalf of the applicant. He noted that the impetus behind this project comes from him. He joined the bank two years ago, and said this site is a diamond in the rough in terms of its prominent location. He said the building often appears to look like a bunker. The metal roof is brighter now, and the signage has been updated as well to give the bank a unique look. Landscape lighting has been added, an ATM has been installed and the parking lot has been updated as well. The one area left from the original building is the bump-out in the west facing wall, which has been a challenge. Mr. Clawson asked that this wall be done in a tasteful metal cladding to add a little visual brightness to what is a substantial, heavy looking building.

# Mr. Krueger:

- Asked to see samples of the color proposed. The applicant presented the khaki metal color to Mr.
   Krueger and the rest of the board.
- Mr. Krueger confirmed that the wall would wrap on three sides of the building. The applicant said the downspouts would be adjusted as needed, and would be painted to match the khaki color.
- Mr. Krueger confirmed that everything else on the project would remain the same. He said the project looked straightforward. He would have liked to see how the wall relates to the entire west elevation.
   The applicant noted that there was not much more wall to be seen.
- Mr. Krueger noted that his comment last year was that there should be some compatibility between the roof and the wall. He likes the color of the roof and how it relates to the wall in the new proposal.

# Ms. Crowder:

- Said the project would be an improvement and would help clean up that side of the bank. She had a
  tough time thinking about how the khaki would relate to the existing concrete on the site.
- The applicant noted that the roof was a copper penny color, which is a matted copper tone. The khaki color of the wall is contained in the concrete. The eaves under the roof are also painted a copper color. Ms. Crowder said the project would be an improvement.

# Mr. Waggoner:

- Said Mr. Krueger covered his questions about the downspouts. He confirmed that the siding would run behind the downspouts and the downspouts would be painted to match.
- Mr. Waggoner asked about the fire alarm bell and other elements. The applicant said those items would be pulled off for a few days to allow for the wall installation, and then would be put back.

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#### Mr. Nichols:

- Said the box rib metal was a good solution for the wall and a much better choice than the applicant showed the Board last year.
- Mr. Nichols said the applicant should make sure the other vertical elements were blended in with the khaki color.

#### Mr. Sutton:

- Asked about a box on the corner of the site.
- The applicant said it was a vent for the basement. The vent may be boxed in with the siding.

# Mr. Palmquist:

- Noted that the applicant had the outside trim piece that blends in with the metal and asked how it terminated at the top and bottom. The applicant said the metal would be framed at the top and bottom, but there was no special closure piece for it.
- Mr. Palmquist asked if the metal wall would have any sealant on it. The applicant said she was assuming there would be some caulking or a finished piece to attach the metal to the wall.
- Mr. Palmquist asked if anyone on the Board had any concerns about how the metal wall was terminated. He suggested that the wall should be caulked and sealed as presented rather than putting any more metal pieces on that would take the wall back around the corner. Ms. Crowder agreed with that recommendation.

# IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. SUTTON TO APPROVE THE BANK OF WASHINGTON PROJECT WITH THE FOLLOWING CONDITIONS:

- THE EXTERIOR BUILDING COLOR WILL BE KHAKI ON THE METAL BOX RIB SIDING.
- 2. THE METAL WALL, WHERE IT TERMINATES TO THE CONCRETE, WILL NOT HAVE A FLANGE OR ANY RETURN. BUT WILL INSTEAD BE A SEALED JOINT.
- 3. THE STANDARD CONDITION FOR INCONSISTENCIES, AS RECOMMENDED BY STAFF, WILL ALSO APPLY.

**MOTION APPROVED (6-0).** 

## **PROJECT REVIEW**

Microsoft, Bike Cage, West Campus

**Description:** Construction of a bicycle storage cage

**Location:** Microsoft West Campus **Applicant:** Microsoft Corporation

Staff Contact: Steven Fischer, 425-556-2432 or sfischer@redmond.gov

Mr. Waggoner recused himself from this project review, as he works for the applicant. Mr. Fischer said this project is proposed to construct a 720 square foot enclosed bicycle storage cage. This is at the northwest corner of the West Campus of Microsoft. The structure would be composed of a metal standing seam roof, wood decking, chain link fencing, and perforated metal panels. It is a very straightforward project and fairly small in size compared to other projects on the Microsoft site. However, because of its cost, it has been presented to the Board rather than simply handled by staff administratively. Staff is recommending approval of the project as presented with the standard materials inconsistencies condition.

An architect from Gensler Architects in Seattle presented to the Board on behalf of the applicant. He noted that this is a fairly straightforward bike cage project at the corner of NE 40<sup>th</sup> and 150<sup>th</sup> at the Studio B building. Microsoft has been making a push to improve campus safety and make it more usable for employees. In support of that, some exterior bike cages have been proposed, and this is the first one. The cage, 720 square feet, has been tucked into a corner and is fairly well hidden. Perforated panels have been added to the north and west side for weather protection and visual appeal. Eight by eight tube steel will be used to build the cage, along with a standing seam metal roof with car decking. The applicant said it would be pretty appealing from the inside. It will be enclosed, lit, and open to employees only with card key access. Four trees would be removed, which are non-significant existing trees. The largest one is about a four-inch caliper at breast height. The roof is about 20 by 35 feet and the facility can hold about 75 bikes. A workbench and lockers will be housed inside the building. The roof will have a 1 and 12 pitch

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from the north to the south, and will be a gray color. The perforated panel will have slots about one inch long and 1/8 of an inch wide. This will provide 43% open area, thus allowing for some protection, but still visibility for safety. The building is on a simple concrete slab and will have galvanized chain link and car decking, which will be stained. Lights will be installed inside and outside. At the entry to the building, there will be a three-foot overhang to provide some protection for the users as they gain access to the cage.

#### COMMENTS FROM THE BOARD MEMBERS:

# Mr. Nichols:

- Said the location of the building allows for some good concealment from the street. Mr. Nichols said the materials presented make the bike cage look like a part of the neighboring building.
- He noted the durable materials used for the bike cage, and said this would be a nice amenity for Microsoft employees. He said the project looked great.

## Mr. Sutton:

- Asked about the lighting. The applicant has not decided what the lighting would be. The applicant would not use a four-foot fluorescent light, but rather, something nicer. He said can lighting would be possible. The applicant noted that the high point of the roof would be about 13 feet. The low point is about 10 feet. Therefore, there would be room for small canister lights.
- Mr. Sutton asked if the lights would be connected to sensors. The applicant said occupancy sensors and daylight sensors would be used. Mr. Sutton said the project looked nice.

# Mr. Krueger:

- Asked if the gray of the proposed building relates to, or contrasts, the nearby Studio B building. The
  applicant said the black color on the site comes from the stone base of the building.
- There is some buff-colored steel on the Studio B building, but the applicant thought there was plenty of that color already on the Microsoft campus. The applicant said the gray was a simple, neutral color that was easy to consume. The applicant the idea was not to make a statement with colors.
- The perforated panels will be stainless steel, which might be a bit bright, but will look nice. Overall, the applicant said the building would be a simple, elegant statement for a bike cage.

# Ms. Crowder:

Said the project looked nice, and said the project was an elegant use of some simple materials.

### Mr. Palmquist:

- Asked how the eaves worked, and if there was a standard flashing piece that came with the roof that came over the car decking. The applicant said the eaves would be standard AEP span roofing material, with standard details.
- Mr. Palmquist asked about the gutter on the roof and where the water would go from the roof. The applicant said civil engineers would tie that storm water into a storm drain system on the site.
- Mr. Palmquist said the project looked like a good bike cage.

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MS. CROWDER TO APPROVE THE MICROSOFT BIKE CAGE WEST CAMPUS PROJECT WITH THE STANDARD STAFF CONDITIONS FOR PRESENTATION MATERIALS INCONSISTENCIES. MOTION APPROVED (5-0) WITH ONE ABSTENTION DUE TO RECUSAL.

# **ADJOURNMENT**

IT WAS MOVED BY MR. NICHOLS AND SECONDED B	Y MR. KRUEGER TO ADJOURN THE
MEETING AT 7:48 P.M. MOTION APPROVED (5-0).	

MINUTES APPROVED ON	RECORDING SECRETARY